

## Message Text

UNCLASSIFIED

PAGE 01 SUVA 01444 01 OF 02 021017Z  
ACTION EA-12

INFO OCT-01 ISO-00 FBOE-00 A-01 /014 W  
-----030816 021018Z /11

P R 010200Z DEC 77  
FM AMEMBASSY SUVA  
TO SECSTATE WASHDC PRIORITY 6722  
INFO AMEMBASSY CANBERRA  
AMEMBASSY WELLINGTON

UNCLAS SECTION 1 OF 2 SUVA 1444

C O R R E C T E D C O P Y (TAGS)

FOR EA/EX

CANBERRA FOR RSO

E.O. 11652: N/A  
TAGS: ABLD, AFSP  
, ASEC  
SUBJECT: NEW EMBASSY OFFICES

REF: FLANEGIN/MILLS TELECON OF NOVEMBER 16, 1977

1. EMBASSY HAS SURVEYED ONLY TWO SITES IN SUVA SUITABLE FOR NECESSARY EXPANSION OF OFFICE SPACE. THEY ARE DOMINION HOUSE, LARGE MODERN BUILDING ABOUT SIX BLOCKS FROM THE EMBASSY TOWARD THE DOCKS, AND KELTON HOUSE, NOW UNDER CONSTRUCTION, LOCATED ABOUT TWO BLOCKS EQUIDISTANT FROM PRESENT CHANCERY AND DEPARTMENT OF FOREIGN AFFAIRS, OTHER MINISTERIES AND PARLIAMENT.

2. DOMINION HOUSE HAS AVAILABLE ABOUT 4800 SQUARE FEET LOCATED ON THE THIRD AND FOURTH FLOORS. SPACE ON THE FOURTH FLOOR CONSISTTS OF ABOUT 2400 SQUARE FEET AND MEASURES APPROXIMATELY 80 X 30 FEET. THE 80 FEET COVERS ONE SIDE OF THE BUILDING WHICH HAD HARBOR VIEW BUT RECENT CONSTRUCTION HAS NEARLY OBLITERATED  
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PAGE 02 SUVA 01444 01 OF 02 021017Z

THIS. COST OF THIS SPACE IS FIJI \$8.50 PER SQUARE FOOT WHICH INCLUDES RUGS AND AIR CONDITIONING. ADDITIONAL 2400 SQUARE FEET IS AVAILABLE ON THIRD FLOOR AND MEASURES 70 BY 40 FEET AND COSTS FIJI \$8.00 PER SQUARE FOOT INCLUDING RUGS AND AIR CONDITIONING. THE END WALL OF THIS AREA, WHICH MEASURES 40 FEET IS THE ONLY WALL WITH WINDOWS WHICH MEANS MOST OFFICES LOCATED IN THIS AREA WOULD BE ENTIRELY WITHOUT NATURAL LIGHT.

3. EMBASSY OF THE OPINION SPACE INADEQUATE FOR IMMEDIATE NEEDS, WITHOUT COSIDERING FUTURE REQUIREMENTS, AND DIVIDING OPERATION BETWEEN TWO FLOORS, BOTH SHARED WITH OTHER OFFICES, WOULD POSE SERIOUS SECURITY AND OPERATIONAL PROBLEMS.

4. KELTON HOUSE IS TO BE COMPLETED BY MARCH, 1977. BUILDING CONSISTS OF BASEMENT WITH UNDERGROUND PARKING FOR ABOUT SIX CARS AND STORAGE, FIVE OFFICE FLOORS (FIRST THROUGH FIFTN) AND SMALL PENTHOUSE ON ROOF CONSISTING OF BEDROOM, LIVING ROOM, KITCHEN AND BATH. BUILDING DESIGNED WITH ABOUT 1000 SQUARE FEET OF OFFICE SPACE (28' X 34') PER SIDE OF THE TWO SIDES OF CORE WHICH MEASURES 20' X 28'. CORE CONTAINS STAIRWELL, TWO ELEVATOR SHAFTS, REST ROOMS AND UTILITY ROOM. ELEVATORS PLANNED TO OPERATE BETWEEN FIRST AND FIFTH FLOOR. BASEMENT AND ROOF ARE REACHED BY STAIRS. TOP FLOORS HAVE UNOBSTRUCTED VIEWS ON ALL SIDES IN SEMI-RESIDENTIAL AREA. THE BUILDING IS IDEALLY LOCATED IN RESPECT TO GOVERNMENT OFFICES AND BETTER HOTELS.

5. OWNER IS INTERESTED IN RENTING ALL OR PART OF BUILDING AND HAS PROVIDED TWO POSSIBLE RENTAL ARRANGEMENTS. EACH PROPOSAL INCLUDE WOOL CARPETS IN ALL OFFICE AREAS, ONE ELEVATOR, AND SIXTEEN 12,000 BTU AIR CONDITIONIN UNITS FOR EACH FLOOR WITH THE BUILDER SUPPLYIN FUTURE REPLACEMENTS. P FIRST PROPOSAL WOULD BE TO RENT TO EMBASSY BY SQUARE FEET PRICED AS FOLLOWS: FIJI \$8.00 PER SQUARE FOOT FOR OFFICE SPACE AND PENTHOUSE.  
UNCLASSIFIED

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PAGE 03 SUVA 01444 01 OF 02 021017Z

FIJI \$4.00 PER SQUARE FOOT FOR CORE AREA, BASEMENT, AND BALCONIES.  
FIJI \$6.00 PER SQUARE FOOT FOR VACANT AREA ON ROOF.  
LEASE WOULD BE AT THE SAME RENT FOR THREE YEARS AFTER WHICH TIME IT WOULD BE REVIEWED BY THE PRICES AND INCOME BOARD, WHICH COULD RESULT IN THE BOARD PERMITTING THE OWNER TO INCREASE THE RENT. RENT WOULD BE PAYABLE MONTHLY UNDER THIS ARRANGEMENT. FOUR OFFICE FLOORS (SECOND THROUGH FIFTH), PENTHOUSE AND TERRACE, AND BASEMENT WOULD TOTAL F\$98.400 PAID MONTHLY. PAID IN ADVANCE, PRICE WOULD BE F\$90,000 PER YEAR.

6. THE OTHER PROPOSAL WOULD BE TO LEASE THE COMPLETE BUILDING. THIS WOULD CONSIST OF APPROXIMATELY 10,000 SQUARE FEET OF OFFICE SPACE, INCLUDING MAIN ENTRY, 1600 SQUARE FEET OF UNDERGROUND PARKING AND STORAGE, 2800 SQUARE FEET OF PUBLIC AREA/RESTROOMS, 2000 SQUARE FEET OF OPEN ROOF AREA AND PENTHOUSE OF 600 SQUARE FEET.

BUILDER AGREEABLE TO RENTING ENTIRE BUILDING TO USG FOR FIVE YEARS FOR FIJI \$100,800 PER ANNUM PAYABLE ANNUALLY IN ADVANCE. THIS WOULD BE THE EQUIVALENT OF FIJI \$5.42 PER SQUARE FOOT. EMBASSY COULD HAVE OPTION TO RENEW FOR FIVE MORE YEARS SUBJECT TO POSSIBILITY OF INCREASED RENTAL DEPENDING ON FINDINGS OF

PRICES AND INCOMES BOARD. IF NOT PAID IN ADVANCE, AND OWNER  
BUYS AND INSTALLS SECOND ELEVATOR, RENT WOULD BE FIJI \$126,800.

7. FOLLOWING POINTS DISCUSSED WITH BUILDER:

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PAGE 01 SUVA 01444 02 OF 02 010340Z  
ACTION EA-12

INFO OCT-01 ISO-00 FBOE-00 A-01 /014 W  
-----014954 010545Z /11

P R 010200Z DEC 77  
FM AMEMBASSY SUVA  
TO SECSTATE WASHDC PRIORITY 6723  
INFO AMEMBASSY CANBERRA  
AMEMBASSY WELLINGTON

UNCLAS SECTION 2 OF 2 SUVA 1444

- A. INSTALLATION OF SECOND ELEVATOR. AN EARLY DECISION SHOULD BE MADE TO INSTALL SECOND ELEVATOR EITHER THROUGH OWNER OR USG PURCHASE. IT WOULD PROBABLY BE SIMPLER TO DO THROUGH OWNER. BUILDER WILL BE RESPONSIBLE FOR SEEING THAT ELEVATOR(S) ARE KEY CONTROLLED.
- B. INSTALLATION OF METAL DOOR ON STAIRWELL TO KEEP PUBLIC FROM MOVING FROM PUBLIC TO CONTROLLED FLOORS. USG EXPENSE.
- C. CONSTRUCTION OF VAULT AND HANGING VAULT DOOR IN AREA DSSIGNATED BY EMBASSY. USG EXPENSE.
- D. COVER OVER HALF OF ROOF OUTSIDE OF PENTHOUSE TO PROVIDE ENTERTAINMENT AREA. BUILDERS EXPENSE.
- E. LOCKS TO BE PROVIDED BY USG BUT INSTALLED BY CONTRACTOR.
- F. BUILDER WOULD BE RESPONSIBLE FOR ALL MAJOR PLUMBING, AND PAINTING OF PUBLIC AREAS.

8. EMBASSY ESTIMATES FOLLOWING ADDITIONAL ANNUAL EXPENSES  
ASSOCIATED WITH OCCUPYING COMPLETE BUILDING:

- A. MAINTENANCE OF AIR CONDITIONERS, FIJI \$600.00
  - B. CLEANING CONTRACT, FIJI \$5400.00
  - C. UTILITIES, FIJI \$3000.00
  - D. ELEVATOR CONTRACT FIJI \$1200
  - E. ROUTINE MINOR MAINTENANCE FIJI \$4500.00
- DRAPERIES PRESENTLY IN USE COULD PROBABLY BE USED IN NEW BUILDING, BUT WE WOULD ESTIMATE AN ADDITIONAL FIJI \$3000.00 WOULD BE REQUIRED FOR ADDITIONAL DRAPERIES AND RODS.

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PAGE 02 SUVA 01444 02 OF 02 010340Z

9. THERE IS NO DOUBT,  
IN MY VIEW, THAT WE HOULD LEASE ALL  
OF KELTON HOUSE AS CHANCERY. IT IS COMPACT BUILDING IN  
QUIET AREA WITHIN WALKING DISTANCE OF MAJOR GOF OFFICES AND

ACTIVITIES, OF BUSINESS DISTRICT, AND OF HOTELS MOST USED  
BY TOURISTS AND OFFICIAL TRAVELERS. PROSPECTIVE LANDLORD FAVOR-  
ABLY KNOWN AS ENERGETIC BUSINESSMAN WHO COULD BE RELIED UPON  
TO COOPERATE FULLY IN EXECUTION HIS RESPONSIBILITIES TO USG.  
BUILDING CONTRACT OR BRITISH ENGINEER WITH GOOD LOCAL REPUTATION.

10. BUILDING IS REINFORCED CONCRETE, ATTRACTIVE BUT UNOSTENTATIOUS,  
IN KEEPING OUR LOW PROFILE HERE, YET WOULD PERMIT FUTURE MODEST  
EXPANSION E.G. TALKED-OF AID PRESENCE. FIRST FLOOR IDEAL FOR SMALL  
USIS LIBRARY, SECOND FLOOR WOULD ACCOMODATE CONSULAR OPERATION  
AND PAO OFFICES, THIRD FLOOR ECON/COMMERCIAL (INCLUDING COMMERCIAL  
LIBRARY) AND POSSIBLY AID, FOURTH FLOOR ADMIN, POUCH AND SUPPLY,  
FIFTH FLOOR EXECUTIVE SECTION, COMMUNICATIONS, CONFERENCE ROOM.  
THIS IS ILLUSTRATIVE PLAN, MANY OTHER COMBINATIONS POSSIBLE.

11. OWNER WISHES TO RENT TO USG, BUT OTHERS ALSO INTERESTED.  
WOULD APPRECIATE PRIORITY REPLY REGARDING OUR RECOMMENDATIONS.

12. FOR EA/EX AND WELLINGTON. WELLINGTON ADMIN OFF BUFLO  
ID EXCELLENT JOB IN SURVEYING AVAILABLE PROPERTY AND ROUGHING  
OUT NECESSARY DETAILS, INCLUDING DRAFT LEASES, DURING VERY  
BUSY TIME FOR OUR SMALL EMBASSY. WE VERY MUCH APPRECIATED  
HIS SERVICES AND HE IS TO BE COMMENDED FOR HIS WORK.  
FLANEGIN

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## Message Attributes

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